

County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 15, 2009

TO:	Building and Development, Zoning	Marilee Siegfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	Loudoun Water	Julie Atwell	MS
	Office of Transportation Services	Art Smith	MS 69
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	N/A
	Board of Supervisors	Stevens Miller	MS 01
	Planning Commission	Sandra Chaloux	MS 62

FROM: Sophia Fisher, Project Manager

RE: **SPEX 2009-0028**
Arris Montessori School

COMMENT

DUE DATE: **October 6, 2009**
Please note that referrals are due three weeks from the application acceptance date.
(Note: Please provide referral comments, one paper copy as well as one electronic copy to sophia.fisher@loudoun.gov, by the due date. If you have any questions, please contact me at 703-771-5538.)

Please find the enclosed information for your review: **(Please see LMIS documents if no hard copy is provided)**

1. Information Sheet
2. Checklist Waiver letter dated August 12, 2009
3. Statement of Justification dated August 4, 2009 and E-mail Addendum dated 9/14/09
4. Traffic Impact Analysis dated June 22, 2009
5. Special Exception Plat dated July 31, 2009 and revised through September 14, 2009.

SPEX 2009-0028
Arris Montessori School

APPLICANT: Arris Montessori Academic Services, LLC
Joanna C. Beitzel, Director and Teacher
44675 Cape Court #189
Ashburn, VA 20147
571-271-4228
joannabeitzel@yahoo.com

OWNER: H2K2 LLC
Soo Young Kim
945 Leigh Mill Road
Great Falls, VA 22066-2303

REPRESENTATIVE: Robert E. Sevila, Esquire
Sevila, Saunders, Huddleston & White
P.O. Box 678
Leesburg, Virginia 20178
703-777-5700
rsevila@sshw.com

PROPOSAL: A Special Exception to operate a small secular private school in the PD-IP Zoning District pursuant to Section 4-504 (II) and child care pursuant to Section 4-504(R) and 5-609(B).

PROPERTY ADDRESS: 44675 Cape Court, Unit 189, Ashburn, VA 20147

TAX MAP/PARCEL: condo unit on
Tax Map— /80//31P1///C/ MCPI— 061-49-8039-005

PROPOSED ZONING: PD-IP (under the Revised 1993 Zoning Ordinance)

SURROUNDING ZONING/LAND USE:

NORTH	PD-IP	Business Community
SOUTH	PD-IP	Business Community
EAST	PD-IP	Business Community
WEST	PD-IP	Business Community

ELECTION DISTRICT: Dulles